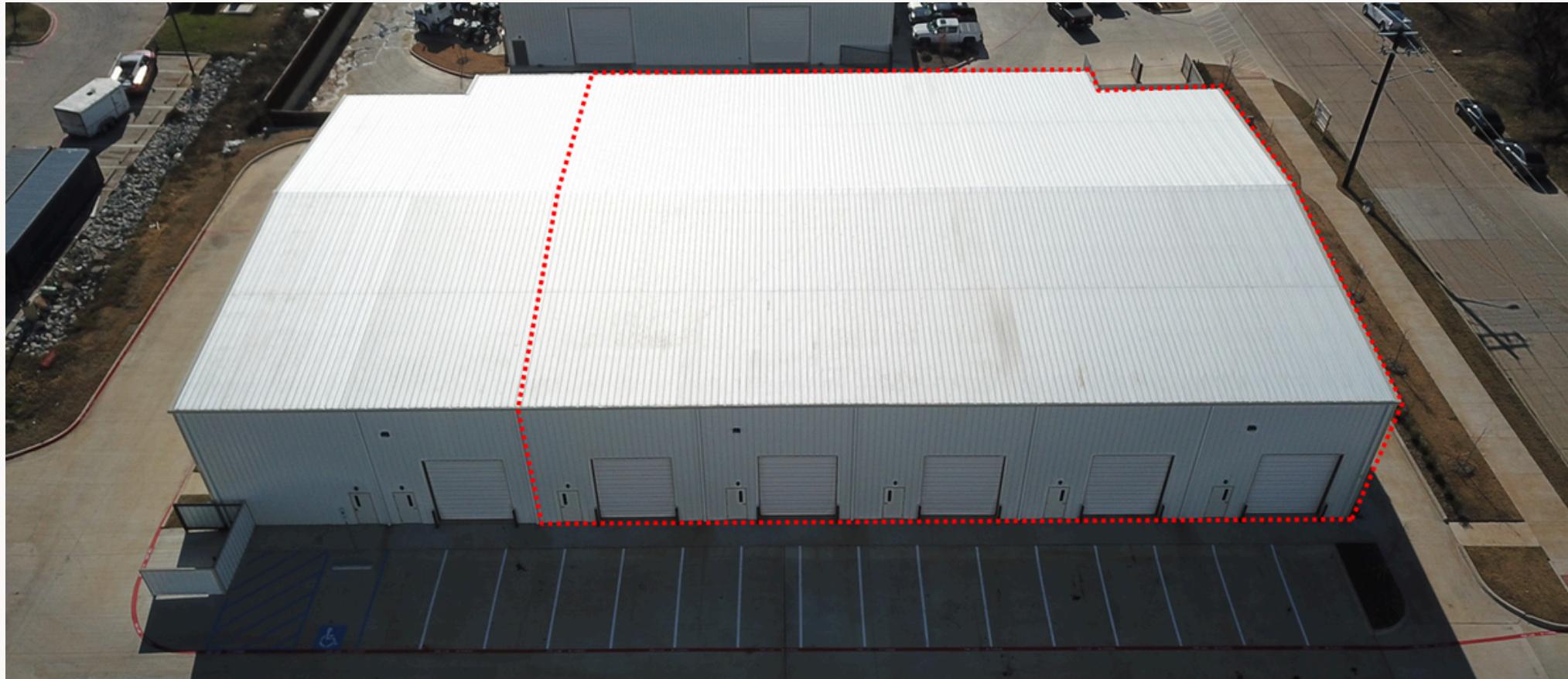


12,250 SF Warehouse for Lease

4408 Worthington Dr #108-112, Denton, TX 76207



SPACE DETAILS

- **Lease Rate: Call For Pricing**
- Size: 12,250 SF
- Office: 1,000 SF
- 23' Clear Height
- Shared Parking
- (10) 12'W x 14'T Grade Level
- Warehouse Lighting
- Plumbed For Compressed Air

LEASE HIGHLIGHTS

- Term: Negotiable
- Modified Gross lease
- Proximity to I-35 & Hwy 380
- Across From Rayzor Ranch
- 3-Phase Power Available*

BUSINESS PARK DETAILS

- Buildings: 2 Buildings
- Lot Size: 2.26 AC
- Year Built: 2018
- Construction: Metal buildings
- Zoning: LI - Light Industrial



PROPERTY DETAILS

This like-new space is ideal for manufacturing, assembly, or distribution and features a four private offices, conference room, restrooms, and a break room. It is conveniently located near I-35 and US Highway 380 with easy access to both. There is a wide variety of commercial and industrial uses permitted. Call Broker today for more details!



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Interior Photos





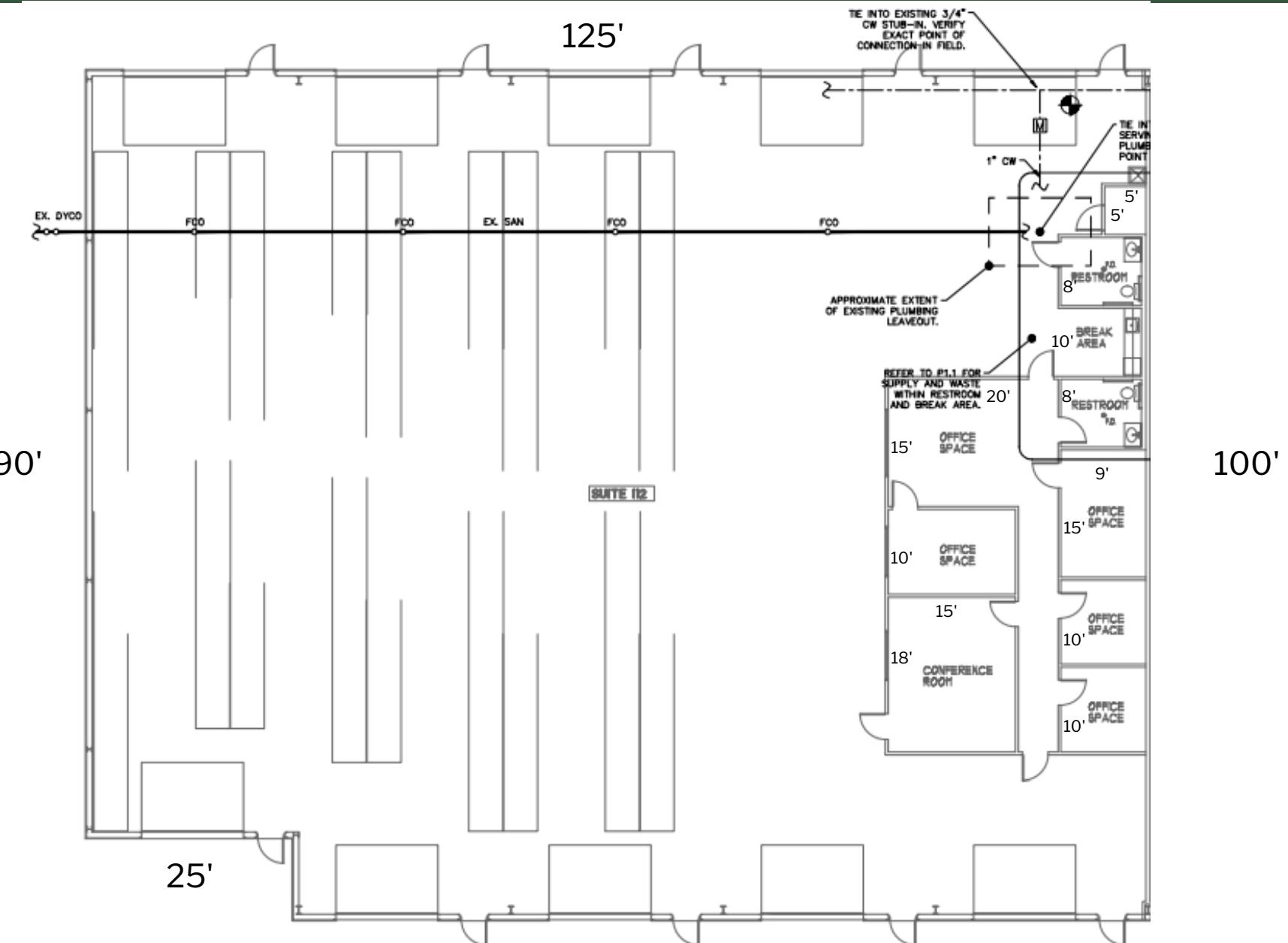
FRAZIER

COMMERCIAL REAL ESTATE

12,250 SF Warehouse for Lease

4408 Worthington Dr #108-112, Denton, TX 76207

Floor Plan





12,250 SF Warehouse for Lease

4410 Worthington Dr #102-103, Denton, TX 76207

Aerial



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Hannah Ribera | hannah@fraziercommercial.com | 940.566.0404





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Map Graphic



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Demographics



WORKERS 16+
75,601



TOTAL BUSINESSES
5,194



TOTAL EMPLOYED
67,152



SOME HIGH SCHOOL
4,039



GRADUATED HIGH SCHOOL
4,039



ASSOCIATES DEGREE
7,658



BACHELOR'S DEGREE
27,457



GRADUATE DEGREE
15,480



